



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZST14-00019  
**Application Type:** Special Permit  
**CPC Hearing Date:** June 19, 2014  
**Staff Planner:** Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov  
**Location:** 8707 Gateway South Boulevard  
**Legal Description:** North 75 feet of Tract 228, Map of Sunrise Acres, City of El Paso, El Paso County, Texas  
**Acreage:** 0.344 acres  
**Rep District:** 2  
**Current Zoning:** R-4 (Residential)  
**Existing Use:** Contractor's Yard (Small)  
**C/SC/SP/ZBA/LNC:** No  
**Request:** Contractor's Yard (Small) (Related to PZRZ14-00012)  
**Property Owner:** Arturo de la Riva & Angelita de la Riva  
**Representative:** Arturo de la Riva

### **SURROUNDING ZONING AND LAND USE**

**North:** A-O/c (Apartment-Office/condition) / Vacant

**South:** R-4 (Residential) / Residential

**East:** R-4 (Residential) & A-2 (Apartment) / US-54

**West:** R-4 (Residential) / Single Family Homes

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northeast Planning Area)

**NEAREST PARK:** Sunrise Park (2,065 feet)

**NEAREST SCHOOL:** Park Elementary School (4,825 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Sunrise Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 3, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION HISTORY**

The property was cited by Code Enforcement in February 2014 for operating a small contractor's yard in an R-4 (Residential) zoning district. A contractor's yard is permissible in the C-3 (Commercial) district, or in a C-2 (Commercial) district with a special permit.

### **APPLICATION DESCRIPTION**

The property owner is requesting a special permit for a small contractor's yard. The applicant has concurrently requested to rezone to property from the existing R-4 (Residential) zoning district to a C-2 (Commercial) zoning district, which permits the use by special permit. The property consists of an existing 1,024 sq. ft. office structure, 250 sq. ft. accessory storage structure, and five parking spaces. The rear yard is proposed for storing equipment and vehicles. Access to the subject property is from Gateway South.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the request as the proposed development meets the requirements of Sections 20.04.320 Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

### **Plan El Paso-Future Land Use Map Designation**

All applications for a special permit shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **COMMENTS:**

#### **Planning Division - Transportation**

No objections. A TIA is not required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

#### **City Development Department – Building & Development Permitting**

No objections.

#### **City Development Department - Land Development**

No objection

#### **El Paso Fire Department**

Recommend "APPROVAL" of "Site Plan" as presented. PZST14-00019

#### **\*\*\*\*\*NOTE \*\*\*\*\***

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi-family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems.

"When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments".

The Fire Planning Division has reviewed the submitted "Site Plan" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

#### **El Paso Water Utilities**

We have reviewed the special permit referenced above and provide the following comments:

EPWU-PSB does not object to this request.

#### **EPWU-PSB Comments**

##### **Water:**

1. There is an existing 12-inch diameter water main that extends along Gateway South Blvd. The main is located approximately 12 feet east from the property's eastern property line. This main is available for service.

2. EPWU records indicate one active ¾-inch domestic water service serving the subject property. The address for this service is 8707 Gateway South Blvd.

**Sanitary Sewer:**

1. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway South Blvd. The main is located approximately 20 feet east property's eastern property line. This main is available for service
2. Application for new water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

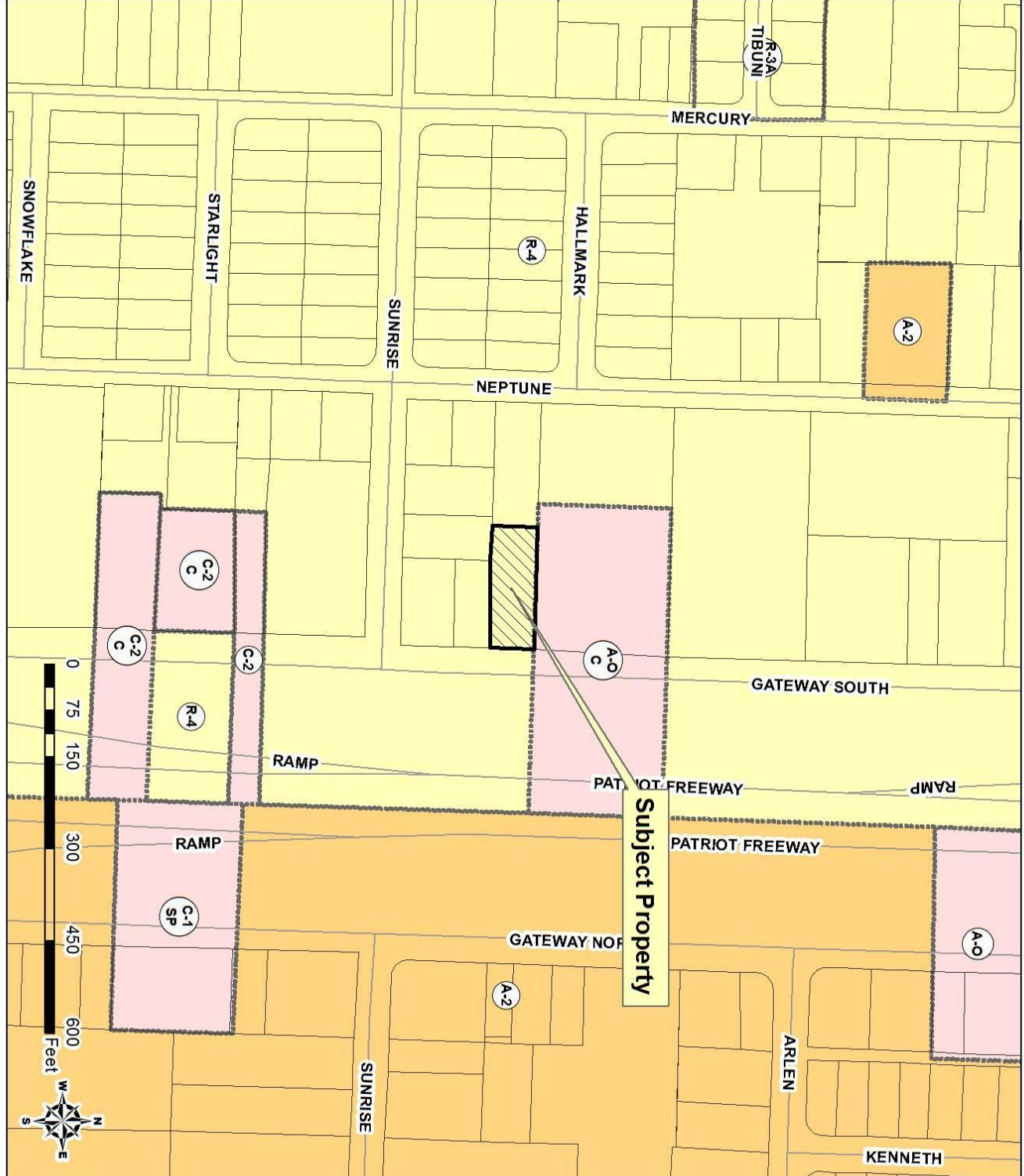
**Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

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June 19, 2014

